



## RESIDENTIAL COMMUNITIES INITIATIVE – MONTEREY BAY

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# Presentation for Superintendents Guest Lecture



# POM/NPS – MILITARY COMMUNITY

## *Existing Villages*

**Ord Military Community**

**Presidio of Monterey**

**Naval Postgraduate  
School**

**La Mesa Village**





# 50-YEAR DEVELOPMENT PLAN

- **10-year Initial Development Period (IDP)**
  - Replace 2,168 new units
  - Average unit: 2,231 GSF and 1,794 NSF
  - Renovate 41 historical units
  - Construct new residential community amenities
- **Out-year Development (years 11-50) Plan**
  - Complete minor and moderate renovations
  - Potential full replacement
  - Potential renovation of every historic unit four times
  - Improve and supplement neighborhood amenities
- **Average Non-historic Housing Age**
  - In 2013 -- at end of IDP 5 years
  - In 2041 -- at beginning of replacement 33 years



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### Project Milestones

- **CDMP Completion – 26 Mar 2003**
- **Assistant Sec Army & Navy Approval – 31 Mar – 27 Apr 2003**
- **OSD Approval – 28 Apr – 9 May**
- **Congressional Approval – 15 May – 27 Jun 2003**
- **Transition Period – 1 Jul – 30 Sep 2003**
- **Financial & Privatization Transaction “Closing” – 30 Sep 2003**
- **Assumption of Operation - 1 Oct 2003**
- **Phase I Construction Commencement – 1 Dec 2003**



# TRANSITION PROCESS

- **Sign Lease with Pinnacle Reality Management Company.**
- **Establish an allotment to pay rent.**
- **Allotment will be established through Military Assistance Company (MAC).**



## Basic Allowance for Housing - BAH

- **Effective 1 October 2003 service members will see a line item which will show their BAH on their Leave and Earning Statement (LES)**
- **Rent is due at the end of each month. If you vacate housing during the middle of the month your BAH will be reinstated and prorated effective the date the Service Member clears housing.**
- **Service members residing in Government Housing will be required to establish an allotment for their BAH through MAC to pay the rent to Pinnacle Reality Property Management.**



## **Military Assistance Company - MAC**

- **MAC is the only allotment processor who specializes in Military Housing Programs**
- **MAC Provides the services necessary to assist in the collection of rent payments**
- **MAC has a proven and established process which allows collection of privatized rent payments through allotments**



### **Utility Transition**

- Monthly utilities will be paid for by Pinnacle Reality Management Company

### **Transition Requirement**

- After new homes have been constructed and a 12 month baseline has been established for an entire area, utilities will be paid by the residents
- The set baseline will be deducted from the monthly BAH and will show up in the resident's pay so he/she can pay their monthly utility bill



# RESIDENTIAL COMMUNITIES INITIATIVE – MONTEREY BAY



## LA MESA VILLAGE Master Plan

**Community and  
Recreational Facility**

**Small Multi-purpose  
Field**

**Village Green**

**Neighborhood  
Center**

**Senior Officer  
Housing**



**Land Reserved for  
NEX and Gas Station**

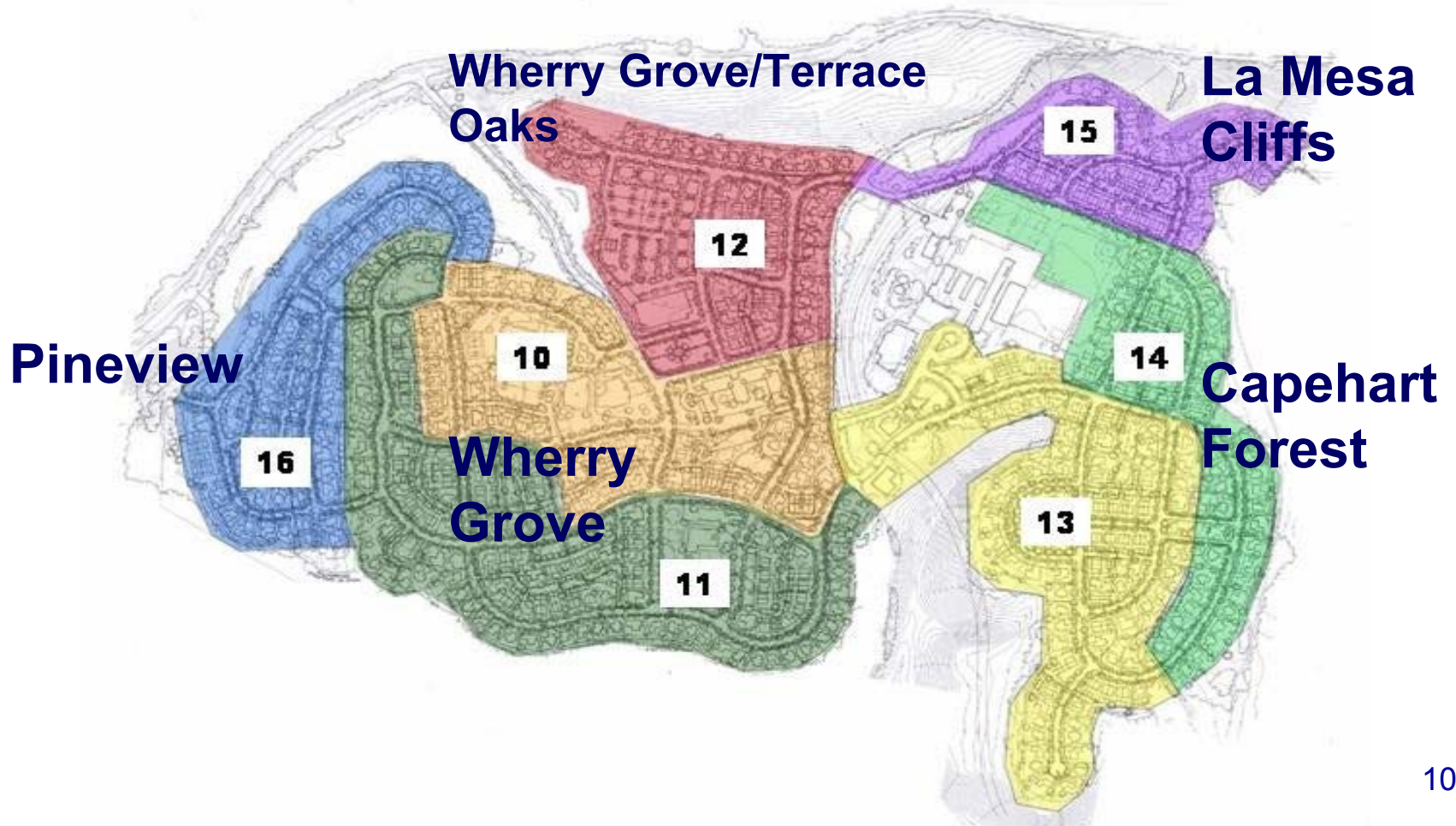
**Land Reserved  
for 64 BEQ Units**

**Existing  
Maintenance  
Facility and Parking**

**Additional  
Shared Field**



# La Mesa Village





## ***La Mesa Village Phasing Plan***

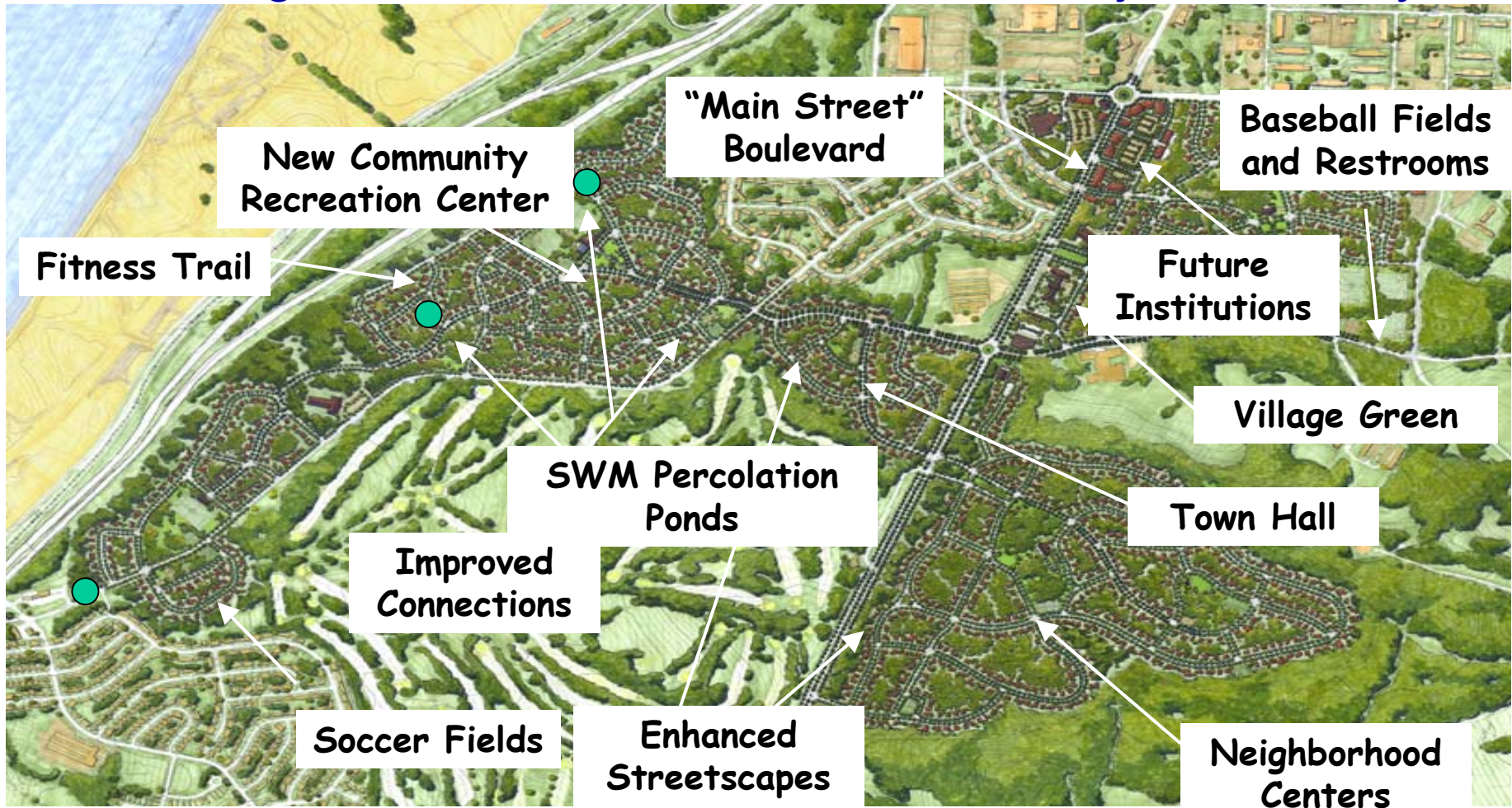
<i><b>Phase</b></i>	<i><b>Neighborhood</b></i>	<i><b>Construction Begins</b></i>
10	Wherry Grove	January 2004
11	Wherry Grove	January 2005
12	Wherry Grove/ Terrace Oaks	April 2006
13	Capehart Forest	January 2007
14	Capehart Forest	January 2008
15	La Mesa Cliffs	January 2009
16	Pineview Townhomes	February 2010



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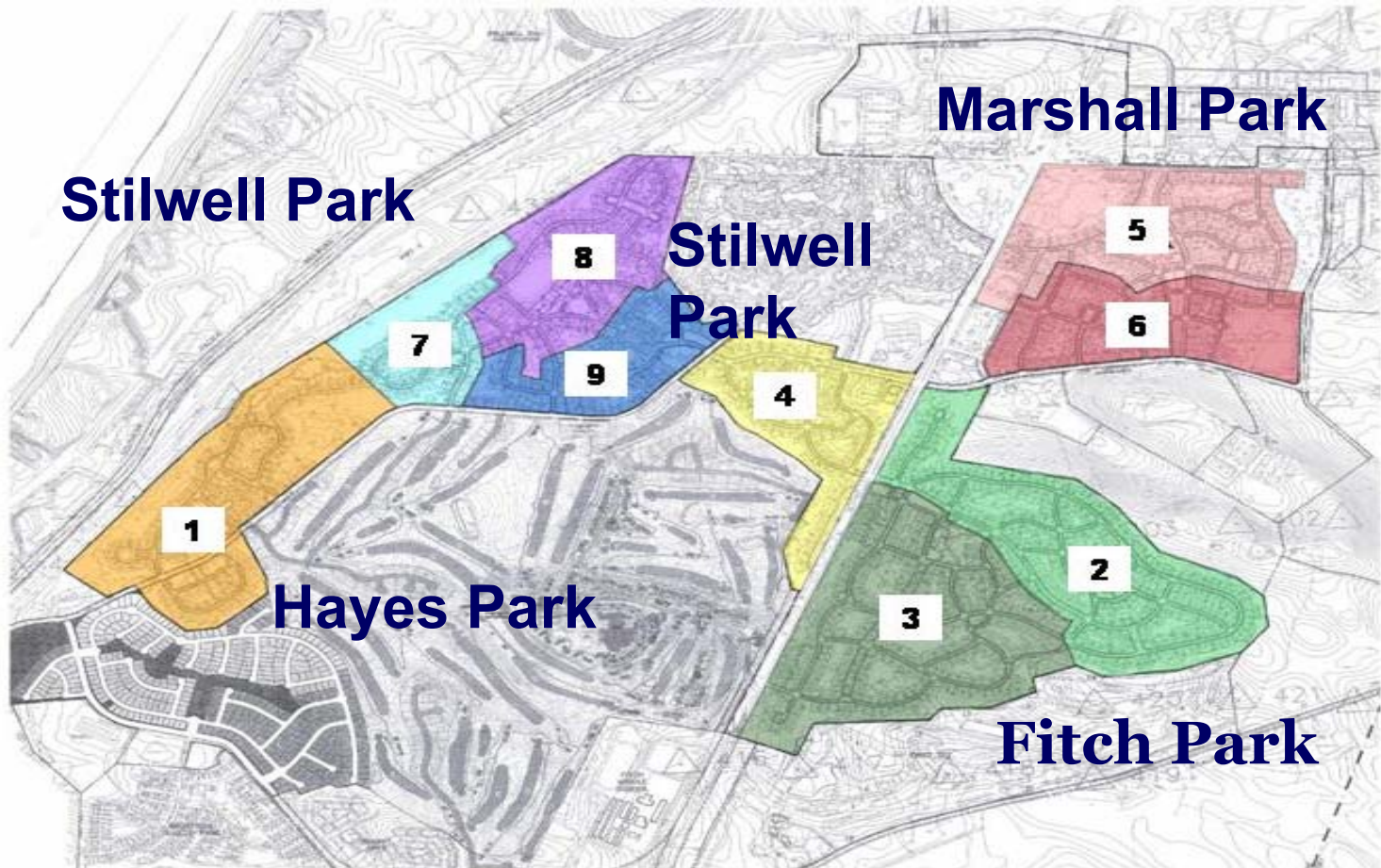


### Creating a Sense of Place at the Ord Military Community





# Ord Military Community





## ***Ord Military Community Phasing Plan***

<i><b>Phase</b></i>	<i><b>Neighborhood</b></i>	<i><b>Construction Begins</b></i>
1	Hayes Park	November 2003
2	Fitch Park	January 2005
3	Fitch Park	July 2006
4	Upper Stilwell Park	October 2007
5	Marshall Park	November 2008
6	Marshall Park	December 2009
7	Lower Stilwell Park	December 2010
8	Lower Stilwell Park	November 2011
9	Lower Stilwell Park	July 2012



## **POM/NPS – HOUSING FACADES**



**Craftsman JNCO**



## **POM/NPS – HOUSING FACADES**



**Greek Revival JNCO**



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# POM/NPS – HOUSING FACADES



**Monterey Colonial  
SNCO/CGO**



## RESIDENTIAL COMMUNITIES INITIATIVE – MONTEREY BAY



# POM/NPS – HOUSING FACADES



**Mission Vernacular CGO**



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### POM/NPS – HOUSING FACADES



**High Mission FGO**



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# POM/NPS – HOUSING FACADES



**Mission Spanish Colonial  
SGO**



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### NEW HOMES – OMC/LMV



1 UNIT 302A E7-8/O1-3 FIRST FLOOR  
MONTEREY COLONIAL 1/8"=1'-0"



1 UNIT 302A FRONT ELEVATION  
MONTEREY COLONIAL 1/8"=1'-0"



2 UNIT 302A E7-8/O1-3 FIRST FLOOR  
MONTEREY COLONIAL 1/8"=1'-0"

### CALIFORNIA PLAN



# INITIAL DEVELOPMENT PLAN -- AMENITIES

- **Community / Recreational Facilities with Indoor Pools**
- **Housing Welcome Centers**
- **Town Hall**
- **Fitness Course**
- **Youth Centers**
- **Self-Help Centers**
- **Neighborhood Centers**
- **Athletic Fields and Facilities**
- **Enhanced Streetscapes**



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# RENDERING EXAMPLE – OMC Town Hall

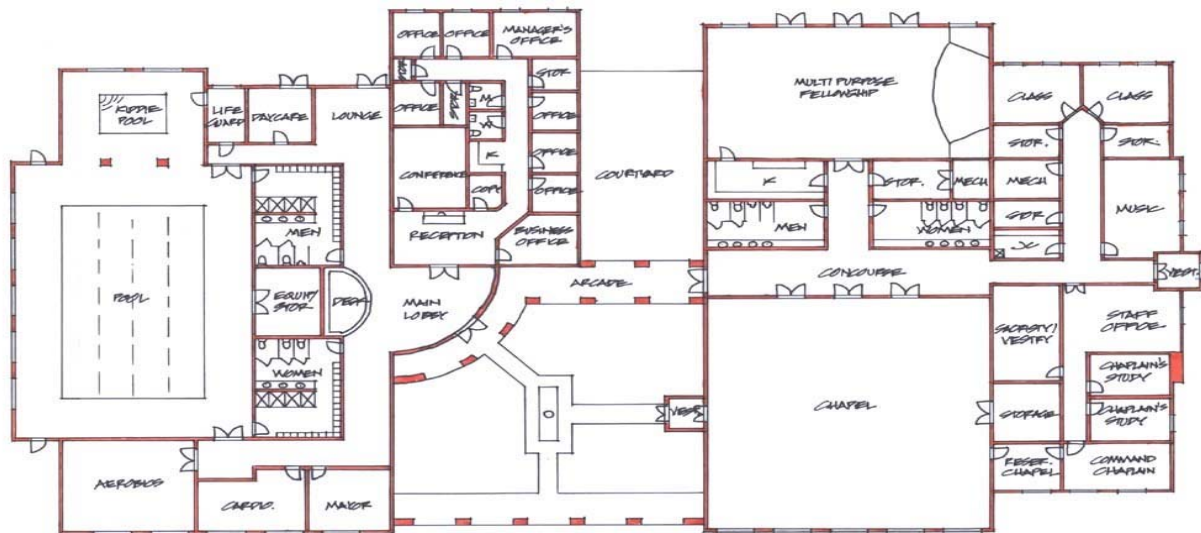




## RESIDENTIAL COMMUNITIES INITIATIVE – MONTEREY BAY



# RENDERING – LA MESA Recreation Center





# RENDERING – OMC Recreation Center





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# NEIGHBORHOOD CENTERS



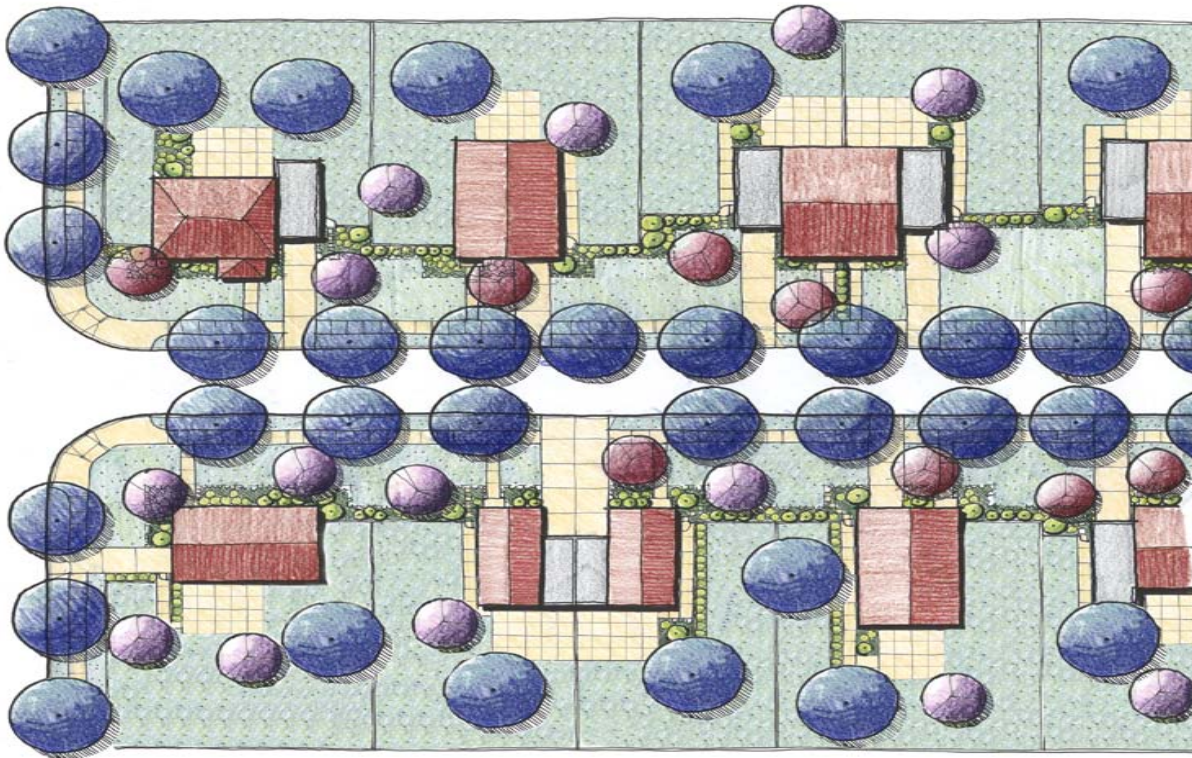


# LMV - Landscape Architecture Open Space





## IMPROVED STREETSCAPES

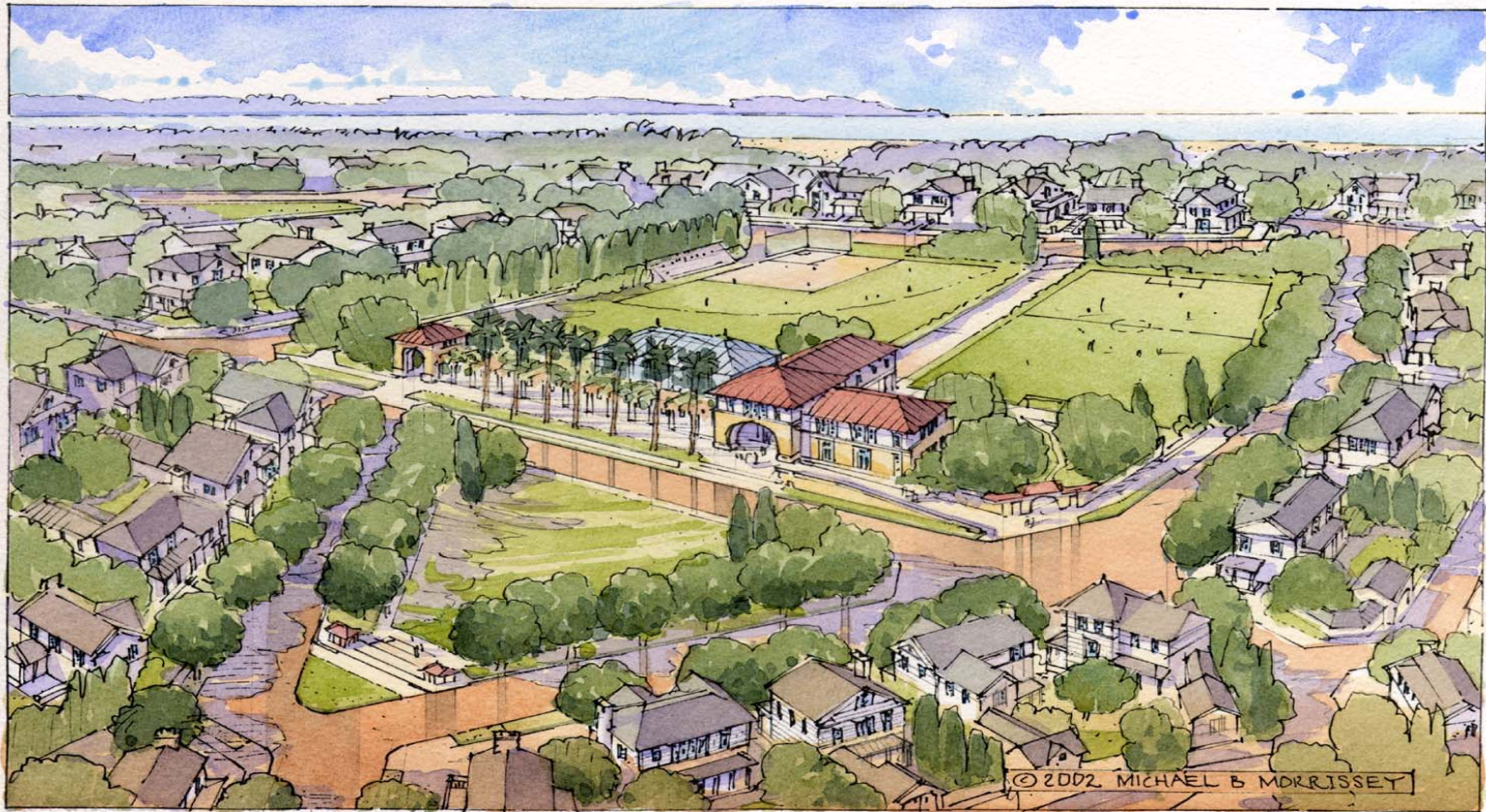




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### RENDERING -- RECREATION CENTER - OMC





# POM/NPS – PROPERTY MANAGEMENT

- **Aggressive property management goals**
  - Incur severe financial penalties if a resident is forced to move more than once due to construction
  - Provide regular inspections of homes and community facilities
  - Promptly respond to service requests:
    - Routine request – 72 hours
    - Urgent request – 4 hours
    - Emergency request – 1 hour or less
- **Provide community services**
  - Self-help center
  - Renters insurance
  - Community landscaping



# POM/NPS – CDMP SUMMARY

- **RCI is Good for Service Members and Their Families**
  - Provides communities and not just housing
  - Significantly improves quality of housing and communities
  - Improves quality of life for military and their families
- **Project Economics**
  - Makes good use of BAH
  - Provides reasonable base, incentive and equity returns
  - Uses future BAH increases to enhance project scope
- **Review of Timeline**

– CDMP submitted to congress	15 May 2002
– Start transition	01 July 2003
– Transfer assets and operations to Partner	01 October 2003